

STATE OF ALABAMA)
)
COUNTY OF MADISON)

SANITARY SEWER EASEMENT

THIS SANITARY SEWER EASEMENT is made and entered into on this the 9th day of March, 2013, by and between **PROPST DEVELOPMENT COUNTY LINE ROAD, LLC**, an Alabama limited liability company, as Grantor, and the **CITY OF HUNTSVILLE**, a municipal corporation within the State of Alabama, as Grantee.

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a perpetual sanitary sewer easement on, over, along, across, under and through the lands of the Grantor situated in Madison County, Alabama, more particularly described on Exhibit A, attached hereto for the establishment, construction, installation, maintenance, repair, operation, use, replacement, relocating, upgrading, changing the size of and/or removal, at all or any time(s), of such improvements, facilities, equipment, fixtures, and appurtenances as may be necessary for the provision of sanitary sewer together with the unimpaired right of entry and re-entry from time to time as occasion may require; the right to maintain said easement granted clear of trees, undergrowth and brush; and other purposes not inconsistent with the rights herein granted, with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated.

TO HAVE AND TO HOLD the above-described rights, privileges, and easement unto Grantee, and to its successors and assigns, forever.

Grantor does hereby covenant with and represent unto Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the tracts or parcels of land above described; that the same are free of encumbrances except for ad valorem taxes, easements, rights of way and restrictions of record; and that it will warrant and defend the title to the same unto Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Manager, who is authorized to execute this conveyance, has hereunto set its hand and seal on the day and year first written.

GRANTOR:

**PROPST DEVELOPMENT COUNTY LINE
ROAD, LLC**, an Alabama limited liability
company

By: John N. Hughey
Name: JOHN N. HUGHEY
Title: MANAGER

STATE OF ALABAMA)

Morgan COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John N. Hughes, whose name is signed to the foregoing conveyance, as Manager of Propst Development County Line Road, LLC and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on the 9th day of April, 2013

Paula Pauling Asher
NOTARY PUBLIC
My commission expires: 5.5.2013


THIS INSTRUMENT PREPARED BY:

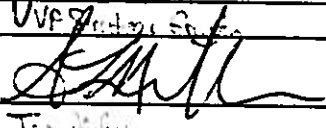
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203
Attention: Michael B. Noble

GROUND LESSEE CONSENT

The undersigned, NTI County Line Road, LLC, a Delaware limited liability company, is the Tenant under that certain Ground Lease between Propst Development County Line Road, LLC ("Landlord"), and Delek US Holdings, Inc., (the "Original Tenant"), dated January 11, 2012, as amended by that certain First Amendment to Ground Lease, dated August 13, 2012, as further amended by that certain Second Amendment to Ground Lease, dated September 28, 2012, a memorandum of which is of record as Instrument No. 2012005000640860 in the Office of the Judge of Probate of Madison County, Alabama, and as assigned by Original Tenant to NTI pursuant to the terms of that certain Assignment and Assumption of Ground Lease, dated September 28, 2012, of record as Instrument No. 2012005000640870 in the Office of the Judge of Probate of Madison County, Alabama (collectively, the "Ground Lease"). NTI hereby joins in the execution of the Sanitary Sewer Easement to which this Consent is attached for the sole purpose of evidencing its consent to the terms and provisions thereof, in its capacity as the Tenant under the above referenced Ground Lease.

NTI COUNTY LINE ROAD, LLC,
a Delaware limited liability company

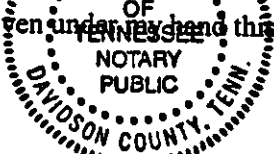
By: 
Name: Joe Whelan
Title: VP Sanitary Sewer

By: 
Name: Tony Miller
Title: VP

STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph Whalen whose name as VP Strategic of NTI County Line Road, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 5 day of March, 2013.



My Commission Expires MAR. 8, 2016

Collett Lloyd
Notary Public

My Commission Expires: March 8, 2016

[NOTARIAL SEAL]

STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tommy Miller whose name as VP of NTI County Line Road, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 5 day of March, 2013.



My Commission Expires MAR. 8, 2016

Collett Lloyd
Notary Public

My Commission Expires: March 8, 2016

[NOTARIAL SEAL]

Exhibit A

All that part of the Southwest quarter of Section 30, Township 3 South, Range 2 West, of the Huntsville Meridian, Madison County, Alabama, more particularly described as beginning at a point which is located North 01 Degrees 14 Minutes 51 Seconds East 470.36 Feet, South 88 Degrees 46 Minutes 54 Seconds East 27.33 Feet, North 01 Degrees 12 Minutes 55 Seconds East 619.05 Feet, South 77 Degrees 14 Minutes 28 Seconds East 5.81 Feet, North 01 Degrees 19 Minutes 19 Seconds East 331.29 Feet, South 85 Degrees 12 Minutes 06 Seconds East 205.92 Feet, and South 86 Degrees 08 Minutes 09 Seconds East 65.33 Feet from the Southwest corner of said Section 30;

Thence from the point of beginning, South 86 Degrees 08 Minutes 09 Seconds East a distance of 208.10 Feet to a point;

Thence South 01 Degrees 15 Minutes 27 Seconds West a distance of 20.57 Feet to a point;

Thence North 82 Degrees 43 Minutes 43 Seconds West a distance of 192.89 Feet to a point;

Thence South 69 Degrees 53 Minutes 56 Seconds West a distance of 75.77 Feet to a point;

Thence North 85 Degrees 51 Minutes 34 Seconds West a distance of 13.13 Feet to a point;

Thence North 07 Degrees 31 Minutes 50 Seconds East a distance of 10.84 Feet to a point;

Thence North 69 Degrees 53 Minutes 56 Seconds East a distance of 71.33 Feet to the point of beginning, and containing 4092 Square Feet more or less.